

## ADDENDUM - ORDINARY COUNCIL MEETING - 25 SEPTEMBER 2012

### **11.1.10 Business Plan for the Disposition of Property by Sale**

**Location:** Lots 346 and 347, Nos. 226 and 254 Woollcott Avenue, Brabham

**Attachments:** 1. Site Plan

2. Business Plan

**Owner:** City of Bayswater

**Officer:** Director of Planning and Development Services

**Refer:** Item 8.5: SCM 19.12.2011

Item 16.1.2: OCM 19.4.2011

Item 16.1.3: OCM 26.10.2010

Item 16.1.3: OCM 24.8.2010

Item 8.2: SCM 14.10.2009

Item 7.1: OCM 11.8.2009

Item 1.19: OCM 24.2.2009

Item 13.31: OCM 16.12.2008

Item 14.1: OCM 9.9.2008

Item 12.6: OCM 22.7.2008

### Additional Information

Councillors raised several queries regarding the above report at the Planning and Development Services & Administration and Community Services Committee Meeting held on 17 September 2012. The following information is provided in response to the matters raised.

### Business Plan Advertising

The Business Plan was advertised in accordance with the requirements of Section 3.59 of the *Local Government Act 1995* (the 'Act') from Saturday 5 May 2012 to Monday 18 June 2012. The submissions received during the advertising period are noted in the report. The City also received several short, simple telephone enquiries during the advertising period. The enquiries were from people who did not readily identify themselves. The callers asked basic questions such as how the sale of the land is likely to proceed and when it will be disposed. As Council has made no decisions on these matters, advice to this effect was provided.

### Business Plan Valuation Details

Section 3.59 (3) of the Act states that the Business Plan is to include an overall assessment of the major land transaction, including various details such as:

*"(c) its expected financial effect on the local government".*

To explore the financial effect that the sale may have on a local government, an estimate of the land's value is required. It is considered that the most appropriate way to obtain this information is through a land valuation.

Notwithstanding the above, an updated land valuation will be sought by the City if the land was to be sold by public auction in order to inform the setting of a reserve price. This land valuation is not required to be publicly disclosed. Nevertheless, it is the City's prerogative to set a reserve price.

### Recommendation Implications

In light of the above, the officer's recommendation remains unchanged.